

BILL NO. Z-72-07 -16

ZONING ORDINANCE NO. Z- Least

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a ~~B3B~~ District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. F-17 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

OK Blue
Property is located in the County of Allen, State of Indiana and identified or described as follows:

Part of the West half of the Northwest quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, said point being situated 238.7 feet West of the Northeast corner of the West half of the Northwest quarter of said Section 20-31-13; thence South 00 degrees 10 minutes East, parallel to the East line of the West half of the Northwest quarter of Section 20-31-13, a distance of 170.0 feet to a point; thence South 90 degrees 00 minutes West, parallel to the North line of the Northwest quarter of Section 20-31-13; a distance of 150.0 feet to a point; thence North 00 degrees 10 minutes West, parallel to the East line of the West half of the Northwest quarter of Section 20-31-13, a distance of 170.0 feet to a point, on the North line of the Northwest quarter of Section 20-31-13; thence North 90 degrees 00 minutes East, along the aforesaid North line of the Northwest quarter of Section 20-31-13, a distance of 150.0 feet to the point of beginning.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

Rich G. Eugene Kraus
Councilman

Approved as to form and legality.
Ralph A. Bum, Associate City Attorney

Read the first time in full and on motion by Krause seconded by V. Schmidt and duly adopted, read the second time by title and referred to the Committee on Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____ the _____ day of _____ 19_____, at _____ o'clock P.M., E.S.T.

Date: July 25, 1972 Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by Krause seconded by V. Schmidt and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
<u>0</u>	<u>9</u>			
Burns	<u>✓</u>			
Hinga	<u>✓</u>			
Kraus	<u>✓</u>			
Nuckols	<u>✓</u>			
Moses	<u>✓</u>			
Schmidt, D.	<u>✓</u>			
Schmidt, V.	<u>✓</u>			
Stier	<u>✓</u>			
Talarico	<u>✓</u>			

Date 10-24-72 Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) ~~(Annexation)~~ (Special) (Appropriation) Ordinance (Resolution) No. Last on the _____ day of _____, 19_____.

ATTEST: (SEAL)
Charles W. Westerman John Nuckols
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19_____, at the hour of _____ o'clock _____ M., E.S.T.

Approved and signed by me this _____ day of _____, 19_____, at the hour of _____ o'clock _____ m., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 25, 1972, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-72-07-16, and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and

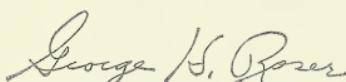
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on September 18, 1972;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 25, 1972.

Certified and signed this
5th day of October, 1972.



George Roser
Secretary

Bill No. Z-72-07-16

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance amending the City of Fort Wayne Zoning Map No. F-17

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance DO NOT PASS.

Eugene Kraus, Jr.

James S. Stier

William T. Hinga

Paul "Mike" Burns

Vivian G. Schmidt

Eugene Krasner

~~James Sturz~~

William T. Thruige

Paul J. Lyons

Thivian G. Schmidt

DATE 10-24-31 CONCURRED IN

10 CONCURRED IN

DATE 10-24-74 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

RECEIPT

Nº 146

GENERAL FUND

FT. WAYNE, IND.

June 21 1972

RECEIVED FROM

Philip Terrell \$ 50.00

THE SUM OF

Fifty Dollars 00 100 DOLLARS

ON ACCOUNT OF

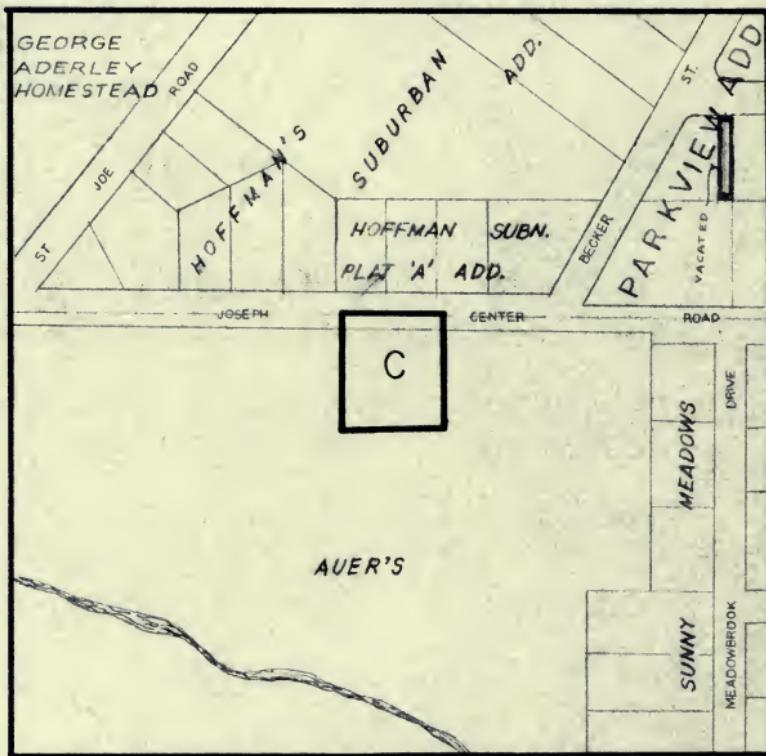
Pt of W 1/2 of N.W. 1/4 of Sec 20 tw 31N, R 13E

Slope Center Rd East of All Joe Road.

Velma Free

AUTHORIZED SIGNATURE

2-72-07-16

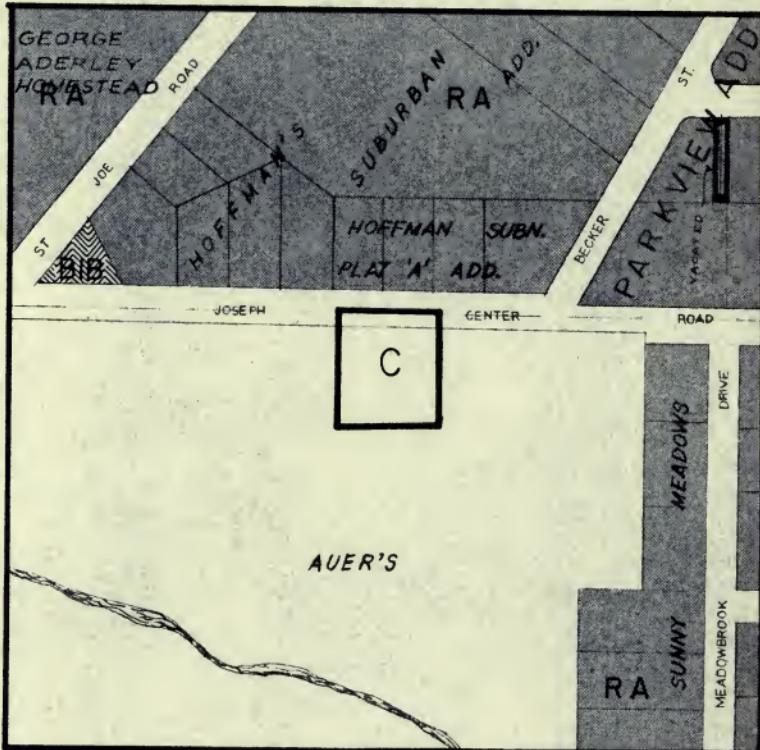


C CHANGE FROM RA TO B3B

Part of W 1/2, of N.W. 1/4 of Sec. 21, T.P. 31 N., R. 13 E.

St. Joe Center Poad, east of St. Joe Road

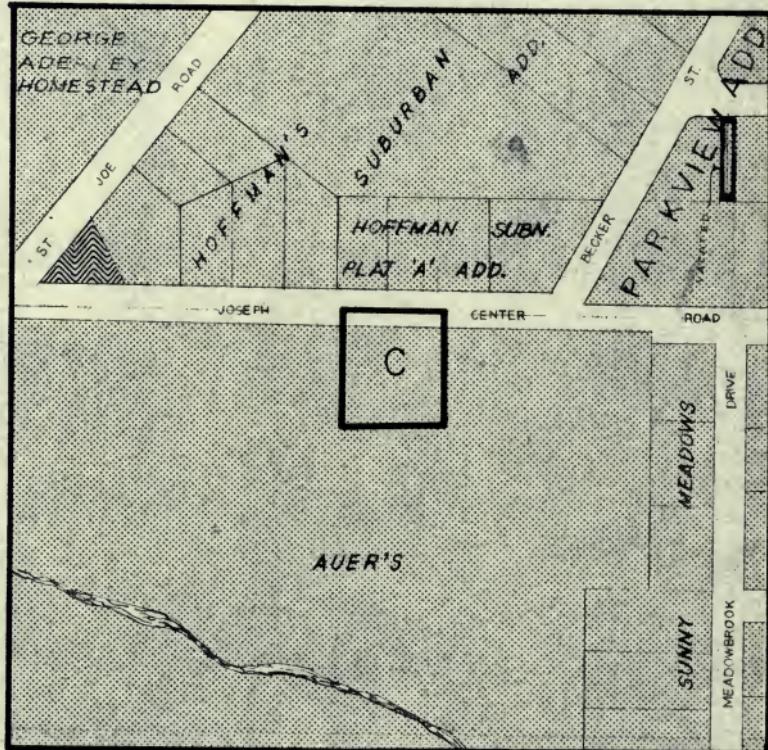
Z-72-07-16



EXISTING LAND USE MAP

- VACANT LAND
- LIMITED BUSINESS B
- RESIDENCE A

2-72-07-16



PROPOSED LAND USE MAP

- LIMITED BUSINESS B

- ONE FAMILY RESIDENCE

CITY PLAN COMMISSION
City-County Building
One Main Street
Fort Wayne, Indiana

July 12, 1972

Mr. Ralph Blume
344 Utility Building
Fort Wayne, Indiana 46802

Dear Ralph:

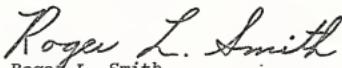
The forwarding of this petition to rezone was delayed because of the existing requirement for a thorough check of the description by the City Engineering Department.

We received this petition on June 21, 1972.

It would be appreciated if this petition could be assigned a Bill Number in the order that the request came to us.

Sincerely,

CITY PLAN COMMISSION


Roger L. Smith
Draftsman

RLS:pr

Mail tax duplicates to: DREIBELBIS ABSTRACT OF TITLE COMPANY, INC.

1815 East Wayne
Fort Wayne, Ind.

WARRANTY DEED

21158

Book 133 Page 527

This indenture witnesseth that TIMOTHY J. BOYCE AND JUDITH M. BOYCE, husband

and wife and over the age of twenty-one (21) years

of Allen County in the State of Indiana

Conveys and warrants to LASSUS BROS. OIL, INC., and Indiana Corporation

of Allen County in the State of Indiana
for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

Property is located in the County of Allen, State of Indiana and identified or described as follows:

Part of the West half of the Northwest quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, said point being situated 238.7 feet West of the Northeast corner of the West half of the Northwest quarter of said Section 20-31-13; thence South 00 degrees 10 minutes East, parallel to the East line of the West half of the Northwest quarter of Section 20-31-13, a distance of 170.0 feet to a point; thence South 90 degrees 00 minutes West, parallel to the North line of the Northwest quarter of Section 20-31-13; a distance of 150.0 feet to a point; thence North 00 degrees 10 minutes West, parallel to the East line of the West half of the Northwest quarter of Section 20-31-13, a distance of 170.0 feet to a point on the North line of the Northwest quarter of Section 20-31-13; thence North 90 degrees 00 minutes East, along the aforesaid North line of the Northwest quarter of Section 20-31-13, a distance of 150.0 feet to the point of beginning.

Subject to the 1968 taxes due and payable in 1969 and all subsequent taxes and assessments.

4
6
4
PM
1/4
1969 OCT 10

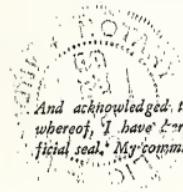
Allen County Recorder
Bellefontaine, Ohio

State of Indiana, Allen County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of October 1969 personally appeared:

Timothy J. Boyce and Judith M. Boyce, husband and wife and over the age of twenty-one (21) years

REAL ESTATE TRANSFER
VALUATION AFFIDAVIT FILED



And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires August 2, 1971

William E. Harris
(William E. Harris)
Notary Public

EXHIBIT "A"

WILLIAM E. HARRIS, ATTORNEY

Dated this 10th Day of October 1969

Timothy J. Boyce Seal
Judith M. Boyce Seal

Judith M. Boyce

Seal

fully entered for taxation

Seal

OCT 14 1969

Seal

Walter D. Summers
AUDITOR OF ALLEN COUNTY

Seal

Instrument C

6468

PETITION

TO: City Plan Commission

City of Fort Wayne

Bill Z-72-07-16

RE: A parcel of ground containing .58 acres of land located on the south side of St. Joe Center Road approximately 435 feet west of Meadowbrook Drive.

Gentlemen:

We the undersigned residents and property owners of Somerset Acres East hereby request that you deny the application to rezone the above captioned real estate from RA to B3B:

NAME	ADDRESS
Dee Lunde	4921 Chancery Rd
Mrs. James O'Rourke	4921 Chancery Rd.
Robert O'Donnell	4909 Chancery Dr.
Frank Robt. Dornine	4909 Chancery Dr.
John J. Kelly	5009 Chancery Rd.
Dee Hunt	5021 Chancery Road
Ruth Hunt	5021 Chancery Road
Mary Ann Tector	5035 Chancery Rd
Donna Fischer	5334 Corydon Court
Mary Helen Murphy	5324 Corydon Court
Sylvia M. Pfeiffer	5308 E. St.
James A. Bifler	5220 Corydon Ct.
Oliver M. Bifler	5220 Corydon Ct.
Patay H. Dumas	5204 Corydon
Janet E. Dumas	5204 Corydon
Sue Dahn	5216 Corydon Ct.
Joe Dahn	5216 Corydon Ct.
Janice M. Schubel	5022 Midlothian Dr.
Debra Van Lombergan	5009 Midlothian Dr.
Carol DeLombergan	5009 Midlothian Dr.

NAME

ADDRESS

Great-Grandparents
Dr. & Mrs. James B. Lomax
Dr. & Mrs. Lloyd Doell
Dr. & Mrs. Donald Penot
Dr. and Mrs. R. Allard
Dr. and Mrs. B. Laycock
Dr. & Mrs. David Bleeker
Dr. & Mrs. Robert Beedle
Dr. & Mrs. R. M. Schleifer
Dr. & Mrs. John E. French
Dr. & Mrs. Thomas O'Keilly
Dr. & Mrs. R. A. & Mrs. H. H. Tibbets

4926 Middlethorpe Rd.
4819 Middlethorpe Dr.
4926 Chaucer Rd.
4820 Chaucer Rd.
4909 Middlethorpe Drive
4910 Chaucer Rd.
4925 Middlethorpe Drive
4820 Middlethorpe Dr.
4910 Middlethorpe Dr.
5308 Corydon Ct.
5024 Chaucer Rd.